

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Salisbury Close, Rayleigh, SS6 9UH



Guide Price:
£250,000 - £275,000

Situated in a popular area of Rayleigh, within a very short walk to Sweyne Park, is this well presented first floor flat with large lounge, two good size bedrooms, bathroom and kitchen. Externally there is designated parking adjacent the communal door and visitor bay parking. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

NO ONWARD CHAIN. Council Tax Band: C.
EPC Rating: B. Our Ref: 20259.

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Accommodation comprises:

Entrance via communal entrance door to communal entrance hall. Stairs to first floor accommodation.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath inset sink with vanity storage below and close coupled wc. Radiator. Part tiled walls. Continuation of wood laminate flooring.



Door to entrance hall.

ENTRANCE HALL

Storage cupboard. Radiator. Wood laminate flooring. Coving to plastered ceiling. Doors to bathroom, bedroom one, bedroom two, kitchen and lounge.



BEDROOM ONE 11' 4" x 10' 10" (3.45m x 3.3m)

uPVC double glazed window to side aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



BEDROOM TWO 10' 4" x 7' 8" (3.15m x 2.34m)

uPVC double glazed window to side aspect. Radiator. Coving to plastered ceiling.



KITCHEN 13' 2" x 6' 11" (4.01m x 2.11m)

uPVC double glazed window to side aspect. A modern range of base and eye level units incorporating roll edge work surface with stainless steel sink drainer unit with mixer tap. Splash back tiling. Integrated dishwasher. Gas hob with extractor fan above. Bosch oven. Integrated washing machine. Space for fridge freezer.



LOUNGE 21' 2" x 10' 9" (6.45m x 3.28m)

Two uPVC double glazed windows to either side aspect. Two radiators. Wood laminate flooring. Coving to plastered ceiling.



EXTERIOR.

There is a spacious block paved car park with designated parking with Flat 16 having the closest parking to the communal door. Visitor parking bays.



Agents Note:

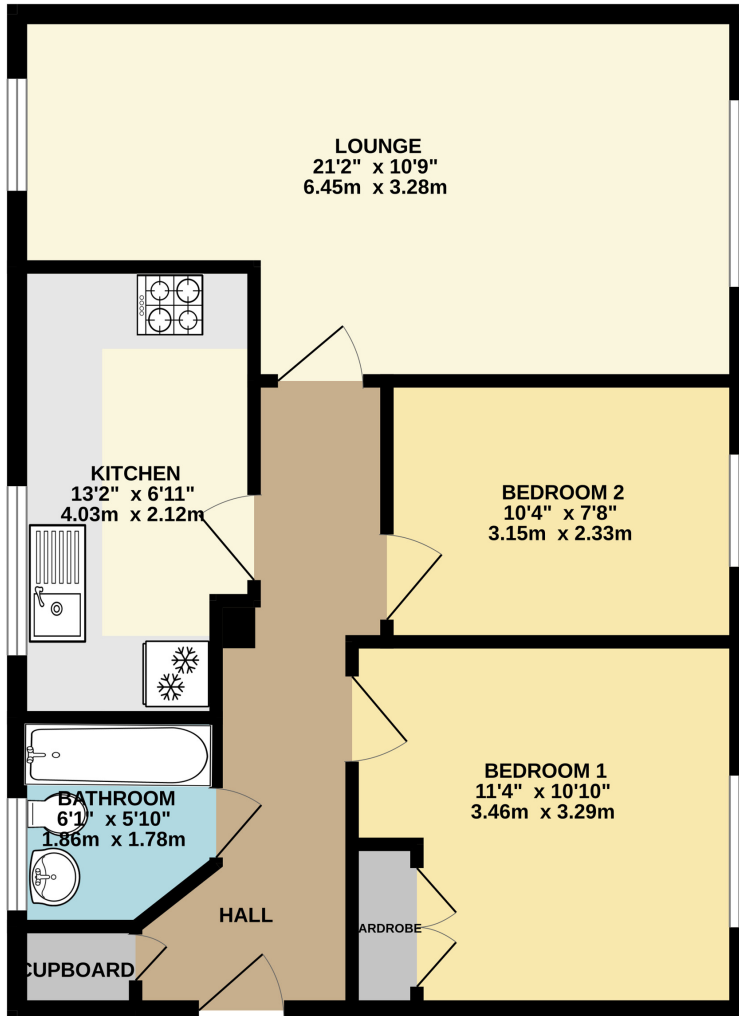
Lease : 978 years (Commencing January 2005).

Ground Rent : £150 per annum.

Service Charge : £1,255 per annum.

Managing Agents : Sapphire Property Management.

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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